

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, March 12, 2013
City Hall, Room 604
1:30 p.m.

MEMBERS PRESENT: Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, Joe Moore, Matt Schueller, Tom Weber

MEMBERS EXCUSED: Melanie Parma

LIAISON REPRESENTATIVES PRESENT: Christopher Naumann

OTHERS PRESENT: Rob Strong, Andy Rosendahl, Krista Baeten, Steve Grenier, Greg Flisram, Neil White, Dan Ditscheit, Crystal Osman, media, other interested parties

APPROVAL OF AGENDA:

Approval of the agenda for the March 12, 2013, meeting of the Redevelopment Authority.

A motion was made by J. Blumreich and seconded by J. Moore to approve the agenda for the March 12, 2013, meeting of the Redevelopment Authority. Motion carried.

APPROVAL OF MINUTES:

Approval of the minutes from the February 12, 2013, regular meeting and February 26, 2013, special meeting of the Redevelopment Authority.

A motion was made by J. Moore and seconded by M. Schueller to approve the minutes from the February 12, 2013, regular meeting and February 26, 2013, special meeting of the Redevelopment Authority. Motion carried.

ELECTION OF OFFICERS:

Election of Chair and Vice-Chair of the Redevelopment Authority.

G. Delveaux opened the floor for nominations. T. Weber nominated H. Maier as Chair of the Redevelopment Authority. J. Moore seconded. There being no other nominations, a vote was taken and motion carried electing H. Maier as Chair.

H. Maier nominated G. Delveaux as Vice Chair. J. Blumreich seconded. There being no other nominations, a vote was taken and motion carried electing G. Delveaux as Vice-Chair.

APPOINTMENT OF SUBCOMMITTEES:

Selection of members to serve on various subcommittees of the Redevelopment Authority.

H. Maier appointed the members to serve on the subcommittees as follows:

Funding Administration Subcommittee
Jim Blumreich, Gary Delveaux, Joe Moore

Real Estate Subcommittee
Melanie Parma, Matt Schueller, Tom Weber

Community Development Revolving Loan Fund Committee
Gary Delveaux, Matt Schueller

COMMUNICATIONS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Review and possible action on the design for replacement of the exposed facades on the Main Street and Pine Street parking ramps.

R. Strong stated that as a result of the mall and JC Penney buildings coming down, there are exposed facades on the Main Street and Pine Street parking ramps. As part of the project with Schreiber, the ramps are being repaired.

Steve Grenier, DPW Director, provided an overview of the design plans for repairing the parking ramps and facades. Berners-Schober has been working to come up with a design to tie together some of the design elements from the existing ramps and be complimentary between the two ramps as well as to the Schreiber headquarters building.

Discussion followed regarding the plans. It was stated that the overhead walkway over Main Street will remain at least until such time that the Main Street ramp comes down and possibly thereafter, as it is the only mid-block crossing opportunity. A consultant has been hired to do a downtown parking study as well as an evaluation of the three ramps – Main, Pine, and Cherry. The ramp study is for purposes of identifying routine maintenance items as well as estimating remaining life expectancy.

R. Strong stated that the agreement with Schreiber includes removal of the Main Street ramp in 20 years. It was noted that the agreement with Schreiber states up to 700 stalls must be provided in the Pine Street ramp.

S. Grenier stated the cost estimate is \$1.1 million to \$1.2 million for both ramps and it is anticipated to have the work done by fall. An effort will be made to coordinate with Schreiber so the facades can be put on the buildings at the same time.

Comments from Schreiber regarding the design plans were reviewed and will be addressed with Schreiber.

A motion was made by G. Delveaux and seconded by T. Weber to approve the design for replacement of exposed façades on the Main Street and Pine Street parking ramps. Motion carried.

2. Review and award contract “CD 13-01 West Side Corridor Trail” to low qualified bidder.

D. Ditscheit stated that the Parks Dept. acquired a vacant railroad corridor from Oneida Street to Bond Street on the City’s west side. The trail will be put in from Oneida Street to Military Avenue, which is approximately one mile, and at a later date the trail from Military to Bond will be finished. The long-term vision is to connect this trail to the Fox River trail on the east and to the Mountain Bay trail on the west. The trail will be asphalt with minimal excavation. The existing base will be used with gravel put on top.

Bids were opened this morning and the recommendation is to award the contract to the low qualified bidder, Peters Concrete Co., for a total cost of \$268,427.85. CDBG will fund \$100,000 of the total and \$168,427.85 will be funded through the Park Bond Account.

A motion was made by J. Blumreich and seconded by T. Weber to award contract "CD 13-01 West Side Corridor Trail" to Peters Concrete Co. Motion carried.

BILLS:

3. Request for approval of final payment to Northeast Asphalt, Inc. in the amount of \$1,000.00 for contract "CD 12-02 Part B: Alley Resurfacing."

A motion was made by J. Blumreich and seconded by T. Weber to approve final payment to Northeast Asphalt, Inc. Motion carried.

4. Request for approval of final payment to All-Timate Construction, Inc. in the amount of \$3,584.84 for contract "CD 12-01 Fisk Park Open Shelter."

A motion was made by J. Moore and seconded by M. Schueller to approve final payment to All-Timate Construction, Inc. Motion carried.

5. Acceptance of financial report and check register as provided.

A motion was made by G. Delveaux and seconded by T. Weber to approve the financial report and check register. Motion carried.

INFORMATIONAL:

6. The Economic Development Department, in conjunction with Downtown Green Bay Inc., On Broadway Inc., and Olde Main Street Inc. will be presenting its findings from the recently completed Downtown Housing Survey.

The Downtown Green Bay Housing Survey results were presented by G. Flisram and a brief discussion followed. An update on the New Leaf Market project was provided by C. Osman.

7. Update on CAPER.

K. Baeten stated that she is in the process of gathering information for the annual performance report for CDBG and HOME programs. A public hearing will be held the first week in April and the CAPER report will be sent to HUD 30 days after that. Comments to include into the report are welcomed.

G. Delveaux had some questions regarding auditing of the programs. R. Strong indicated that the CDBG and HOME programs are part of the City of Green Bay's audit and are also routinely monitored by HUD.

8. Director's Report.

R. Strong provided updates on the following projects:

- Associated Bank
 - Construction Timeline - The 5th floor will be complete by the end of March, all floors except the 3rd floor will be completed by June 1, 3rd floor will be completed by the end of June, and all construction will be complete in July.
 - Relocation of existing colleagues to the new corporate building – Currently there are 70 in the building, 30 will relocate in May, 300 in June, 60 in July, and 20 in August. The building can accommodate up to 630 total employees and 480 will occupy the building by the end of August.
- Schreiber – The project is on schedule.
- KI Convention Center Design – Work in progress includes preliminary site layout; soil testing; development of floor plans for new meeting areas; renovation plans for existing meeting areas; layouts for elevators and exit stair; preliminary structural systems and

layouts to span Adams Street; and evaluation of plumbing, mechanical, and electrical systems.

- KI Convention Center Draft Schedule (still needs to be finalized with DPW) – Construction drawings 95% complete by July 8, 2013 followed by City review, RDA approval, and City Council approval; construction drawings 100% complete by July 31, 2013 followed by City review, RDA approval, and City Council approval; out for bids in July and bids received by end of August followed by RDA approval and City Council approval in September; and construction start by October 1, 2013.
- Glass Nickel Pizza Co. project – The four apartments will be ready in a couple weeks, the kitchen is under construction and move-in is anticipated for April 1, 2013, and awnings and signage will go up soon. They should be open for business in a month or so.
- Platten Building – Developer has been waiting for final clearance letter for Historic Preservation Tax Credits, contractors are ready to go, and demolition will start as early as next week.
- Watermark – C.H. Robinson is now occupying the 5th floor. Wells Fargo will occupy the north end of the 4th floor.
- Dermond Group (Site 4 Planning Option) – City staff visited the Dermond Group in Milwaukee and received an update on their status. They have preliminary concepts and are working with City staff.
- T. Wall Group (Greenfield Site & Flatley Site Planning Options) – They are doing their due diligence and working with City staff.
- A special RDA meeting was requested and scheduled for Tuesday, March 19 at 12:00 p.m.
- Remodeling is scheduled to begin in Room 604 so upcoming meetings will be held in different meeting rooms.

There being no further business, Chair ruled for adjournment at 2:28 p.m.